



THE MAVEN

AT SUWANE

10,500 SF RETAIL | FOR LEASE

4255 SUWANE DAM ROAD, NW, SUWANE, GA 30024

CBRE



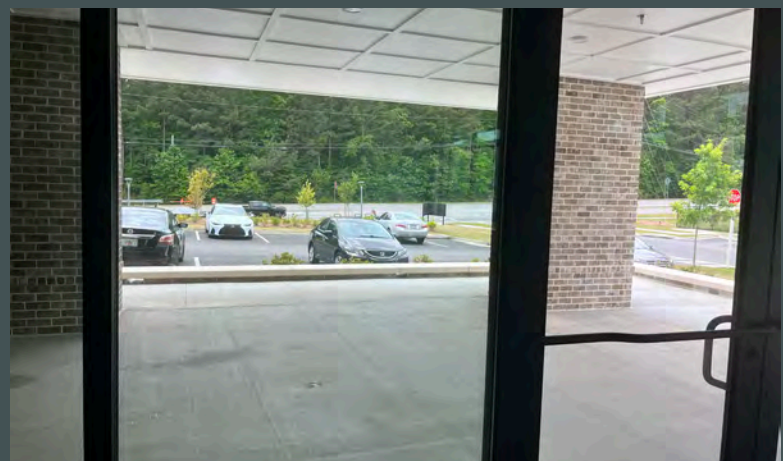
The Maven is proud to provide thoughtful community facilities, such as a contemporary swimming pool with lounge chairs and a tanning shelf, an outdoor kitchen and a bar, a cutting-edge fitness facility, and more. You and your four-legged family members are welcome in our pet-friendly community.

One, two, and three bedroom floor plans are available in these brand-new apartment homes. Modern features seen in all homes include granite countertops, updated cabinets, and stainless steel appliances.

You will be able to effortlessly connect with both the tranquility of nature and the excitement of the Suwanee Town Center since you are nestled between them. For a speedy connectivity to important thoroughfares for Atlanta and other areas like Alpharetta and Lawrenceville, The Maven is also convenient to both Highway 23 and I-85.

Suwanee offers the best of both worlds with a bustling town core and extensive outdoor access via the Brushy Creek Trail network. You will undoubtedly find inspiration in the city around you because of the deliberate emphasis on public art and the expanding creative culture.





Local Demographics

	1 Mile	3 Miles	5 Miles
2024 Employees	5,030	22,056	62,112
2024 Population	7,989	58,504	175,434
2024-2029 Annual Population Growth Rate	1.25%	0.92%	1.44%
2024 Average Household Income	\$175,481	\$169,851	\$155,822
2024 Households	2,969	19,168	58,859
2024 Daytime Population	10,425	57,686	168,727



THE MAVEN
AT SUWANEE

4255 SUWANEE DAM RD | SUWANEE GA

SUITE 200	AVAILABLE	2,040 SF
SUITE 201	FUTURE CAFE	1,489 SF
SUITE 202	AVAILABLE	2,040 SF
SUITE 301	AVAILABLE	922 SF
SUITE 302	AVAILABLE	922 SF
SUITE 303	COMING AVAILABLE 2/1/25	922 SF
SUITE 304	SHOWINGU GOLF	922 SF
SUITE 305	CFA OFFICES	922 SF
SUITE 306	MJ PILATES STUDIO	922 SF
SUITE 307	PERSEPHONE'S BRIDAL	922 SF

GLA: 17,370 SF

FINISHED, READY TO USE COMMERCIAL SUITES

PYLON SIGNAGE

1500 VPD

PEACHTREE INDUSTRIAL BLVD

SUWANEE DAM RD

KROGER

KROGER GAS

RENASANT BANK

OUTPARCEL

OUTPARCEL BOUNDARY

PAVED WALKING TRAIL TO KROGER

PAVED WALKING TRAIL

Barry Creek

BUILDING 200

BUILDING 400

BUILDING 500

BUILDING 300

BUILDING 202

BUILDING 200

203

201 FUTURE CAFE

301

302

303

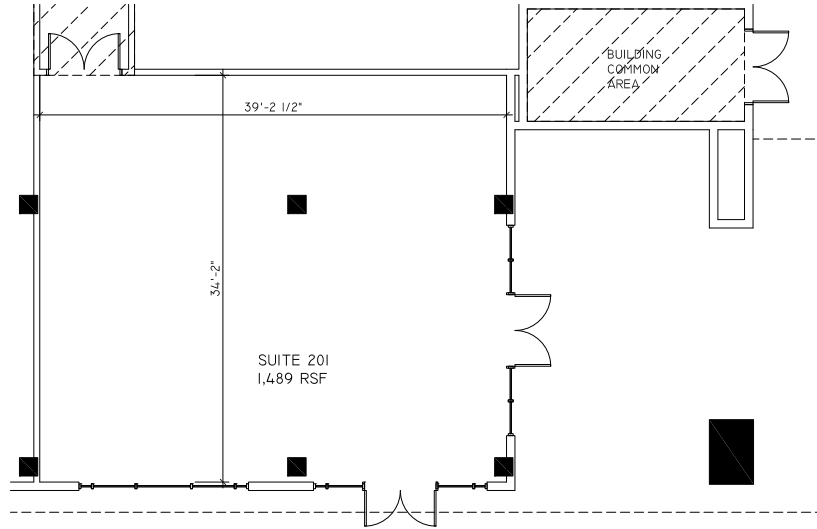
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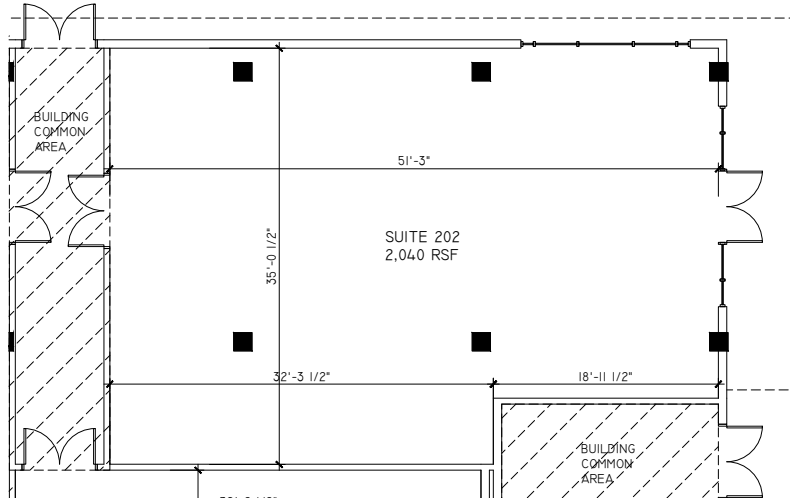
CLUBHOUSE



PLANNING INTERIORS UN

THE MAVEN AT SUWANEE • SUITE 201 • 1,489 RSF

07.20.2022

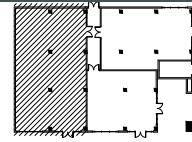
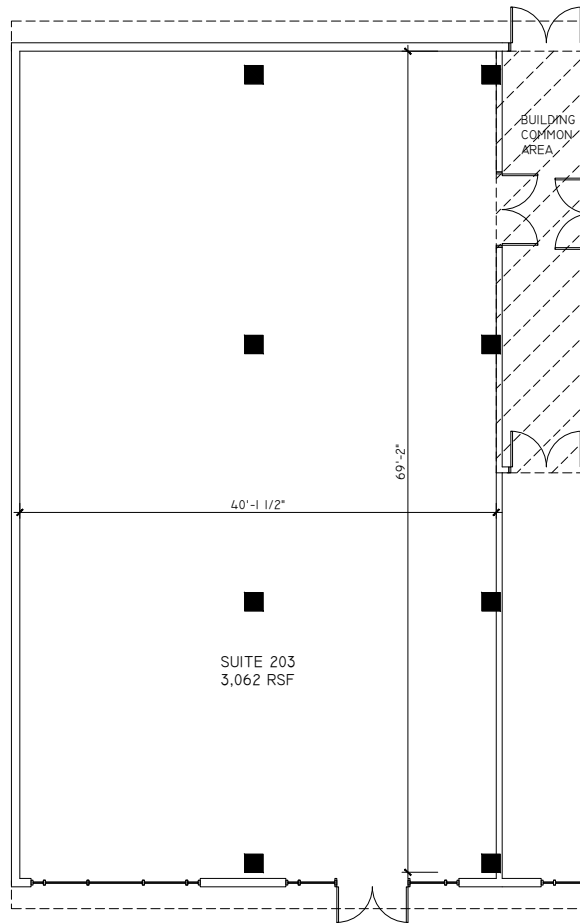


PLANNING INTERIORS UN

THE MAVEN AT SUWANEE • SUITE 202 • 2,040 RSF

07.20.2022



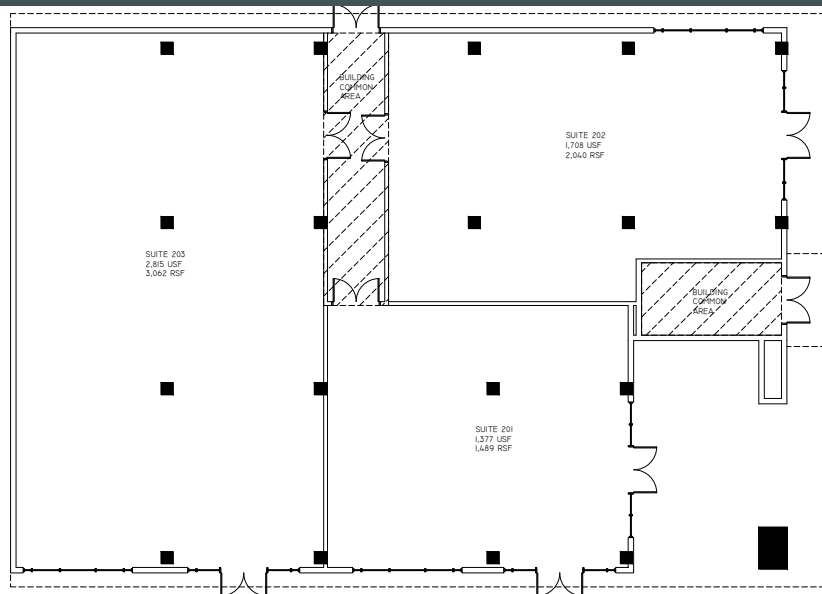


KEYPLAN

PLANNING INTERIORS UNO

THE MAVEN AT SUWANEЕ • SUITE 203 • 3,062 RSF

07.20.2022



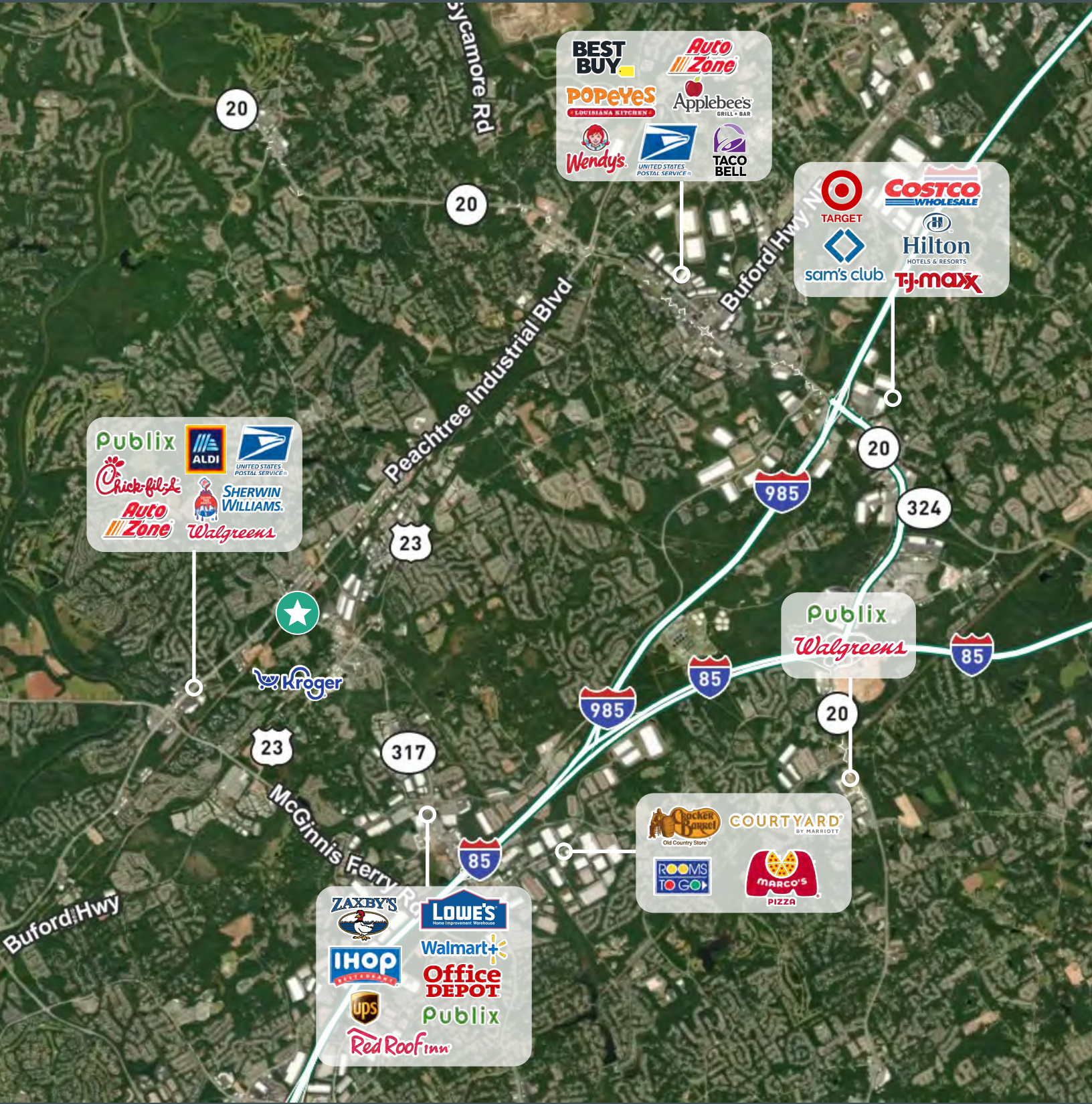
PLANNING INTERIORS UNO

THE MAVEN • 4255 SUWANEЕ DAM DR. • SUITES 201-203 • 6,591 RSF

07.20.2022



AREA MAP





THE
MAVEN
AT SUWANEЕ



4255 SUWANEЕ DAM ROAD, NW, SUWANEЕ, GA 30024

Contact Us

AMY FINGERHUT

Senior Vice President
+1 404 812 5156
amy.fingerhut@cbre.com

RAQUEL HWANG

Associate
+1 786 351 2800
raquel.hwang@cbre.com

CBRE

+1 404-504-7900

www.cbre.us

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